

# 1 CORALANDA/3 Tropic Court, Port Douglas, Qld 4877



## Townhouse For Sale

Wednesday, 7 February 2024

1 CORALANDA/3 Tropic Court, Port Douglas, Qld 4877

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: Townhouse



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## Auction

Enjoy the house-sized space of this immaculate and sprawling residential townhouse that is located within 450 metres of famous Four Mile Beach. Quite simply this is more like a large house. 330m<sup>2</sup>. Built over two levels, this property has been tastefully renovated and provides the added advantage of being one of only six in the boutique and quiet complex. The screened front garden complete with water feature gives way to a covered seating area that is perfect for relaxing by the pool and the double sliding doors which open to reveal a cavernous open plan living and dining space featuring modern hybrid vinyl flooring for maximum practicality and convenience. At the far end of this space, the large fully optioned kitchen has all your culinary needs met with its expansive benchtop, ample storage including a separate pantry, dishwasher, freestanding catering oven and additional butler's nook. A combined shower, laundry and toilet (separate) room completes the offering downstairs. The feature timber staircase provides access to the upper level that is built around the large landing that could easily double as a second lounge, library or work from home space. Polished timber floorboards adorn the entire upper level, providing additional warmth and style. Emanating off the landing are the three oversized bedrooms, all of which feature high ceilings, air conditioning, ceiling fans and large balconies. The balcony of bedroom one is fully enclosed with shade screening to promote both privacy and air flow, while the master and bedroom three enjoy views over the shared freeform pool through modern semi-fixed shade blinds. Spanning the full width of the building, bedroom three also has a second balcony at its opposite end. And for additional convenience, the upper level also features a study nook, the main bathroom with its full sized bath and separate shower and a second toilet (separate from the bathroom). The list of impressive features continues outside with the double lock up garage (one side currently used as a gym), separate powered workshop, rear covered patio and private easy care yard and gardens. The lagoon style pool with BBQ/entertaining gazebo is available for owners and guests, or you can enjoy a casual stroll to Four Mile Beach where you can also avail yourself of the local restaurant, cafe and pub/tavern. With the option to live in, rent out, or lock and leave it as your ready-to-go holiday home, this property will have you spoiled for choice. This is a BIG and rare opportunity that doesn't come along often. Don't miss out on these great features: - Massive living areas, we really mean BIG- Brilliant front courtyard area with direct access to the pool- Solar to reduce the electricity bills - Private fenced yard at the rear, just relax and enjoy- Second lounge area (or whatever you want to make it)- Office space- Massive bedrooms all with large private balconies, once again we mean BIG- Double garage with easy access if you have a boat or camper trailer- Great separate tool shop area- Pet friendly- SO much more We're set to go under the hammer onsite at 10:00am on Saturday 9 March so to ensure you are ready for auction day contact Shane on 0409 417 316 or [swight.portdouglas@ljhooker.com.au](mailto:swight.portdouglas@ljhooker.com.au)